

Application No: 14/0483C

Location: Spinney Motor Homes, KNUTSFORD ROAD, CRANAGE, CW4 8HJ

Proposal: Proposed demolition of existing rear extension and replace with two storey rear extension to form new main entrance, sales offices, ground floor accessories shop, parts department, cafe & ground and first floor offices, archive, meeting room and storage areas.

Applicant: Mr B Holland, Spinney Motor Homes

Expiry Date: 25-Apr-2014

SUMMARY RECOMMENDATION

Approve, subject to conditions

MAIN ISSUES

Principle of development
Design and character of the area
Impact upon residential amenity
Impact upon the existing highway/parking
Ecological implications

REASON FOR REFERRAL

The application represents a major development, as defined within the Council's Constitution. As such the item should be considered by the Northern Planning Committee.

DESCRIPTION OF SITE AND CONTEXT

The application site is comprised of the Spinney Motor Homes commercial business situated off Knutsford Road in Cranage.

The site is located within an area of Open Countryside as defined within the proposals map.

DETAILS OF PROPOSAL

The application seeks planning permission for the demolition of the existing single storey rear extension, and replacement with a two storey extension.

RELEVANT HISTORY

- 28089/3 Change of use from bus depot to sales and servicing of caravans and other leisure vehicles including addition of workshop
Approved 1996
- 30448/3 Demolition of petrol kiosk and offices, replacement with new showroom and extensions to the rear
Approved 1998

POLICIES

Local Plan Policy

Congleton Borough Local Plan 2005

PS8	Open Countryside
GR1	New Development
GR2	Design
GR6	Amenity and Health
GR9	Accessibility, Servicing and Parking Provision
E5	Employment Development in the

Cheshire East Local Plan Strategy – Submission Version

Paragraph 216 of the National Planning Policy Framework (NPPF) states that, unless other material considerations indicate otherwise, decision-takers may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

In view of the level of consultation already afforded to the plan-making process, together with the degree of consistency with national planning guidance, it is appropriate to attach enhanced weight to the Cheshire East Local Plan Strategy - Submission Version in the decision-making process.

At its meeting on the 28th February 2014, the Council resolved to approve the *Cheshire East Local Plan Strategy – Submission Version* for publication and submission to the Secretary of

State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

Cheshire East Local Plan Strategy – Submission Version

SD1 Sustainable Development in Cheshire East
SD2 Sustainable Development Principles
SE1 Design
SE2 Efficient Use of Land
SE4 The Landscape
SE14 Jodrell Bank
PG2 Settlement Hierarchy
PG5 Open Countryside
PG6 Spatial Distribution and Development
EG1 Economic Prosperity
EG2 Rural Economy
EG5 Promoting a Town Centre First

Other Material Considerations

National Planning Policy Framework

CONSULTATIONS (External to Planning)

Highways:

No objections to the proposal

Environmental Health:

No objections subject to a dust control condition and informative relating to the hours of construction.

The University of Manchester (Jodrell Bank Observatory):

Request a condition relating to electromagnetic screening measures is attached to the decision notice, however do not object to the application.

Nature Conservation:

The Nature Conservation Officer does not expect any significant ecological issues associated with the development.

VIEWS OF THE PARISH / TOWN COUNCIL

Cranage Parish Council: No objections to the proposal

OTHER REPRESENTATIONS

None received

APPLICANT'S SUPPORTING INFORMATION

A Design and Access Statement was submitted with the application, which can be viewed on the application file.

OFFICER APPRAISAL

Principle of Development

The application site is comprised of Spinney Motor Homes, which forms part of an existing commercial site off Knutsford Road.

The National Planning Policy Framework (NPPF) states the importance of supporting a prosperous rural economy within paragraph 28 where clear guidance is given that Local Planning Authorities should support the sustainable growth and expansion of all types of businesses.

The application site is located within the Open Countryside, therefore the most relevant policy within the Local Plan in assessing the principle of the development is E5 (Employment Development in the Open Countryside) where proposals for employment development are only permitted where it would provide an expansion to an existing business and where specific criteria are met.

The proposal seeks to provide an extension to an existing business within the rural area. The business has been on site for approximately 18 years, since 1996, and has been extended on one previous occasion. The proposed extension would replace the existing single storey element of the main building on site with a two storey extension, providing an increase in floorspace of approximately 580sqm, predominantly located at first floor level. The A1 floorspace at ground floor level would increase by 15sqm, a marginal amount that is deemed to be acceptable.

The ground floor area will be utilised by the sales office, main entrance, parts department, accessories shop, ancillary coffee shop and kitchen. This would be broadly similar to the existing arrangement on site. The new first floor area would provide storage areas for parts and accessories, whilst also providing a meeting room with office space and associated toilet facilities.

The Design and Access Statement submitted with the application states that the extension to the building is required in order to increase business revenue, whilst also improving accessibility to the existing building.

The existing business on site is considered to be appropriate to the rural area, and it is evident that no buildings are available on site for conversion. The existing layout on site does not offer the best use of the land and as such the principle of the development is supported.

The proposal would comply with policy E5 within the Congleton Borough Local Plan, wider guidance within the Framework and policies PG5 and EG2, within the submitted Cheshire Strategy.

Design & Character of the Area

The business, Spinney Motor Homes, is situated along Knutsford Road with Woodside Golf Club to the south and Windy Ridge Garage to the north. Opposite the site are agricultural fields. The character of the area is considered to be rural.

The existing showroom will be retained, with the proposed extension to the rear. The character of the existing building is largely modern, fabricated in rendered brickwork with metal profiles. The proposed extension would be two storey (6.5m) in height, with a shallow pitch roof, and fabricated in materials to match the main building. A focal point entrance would connect the existing showroom and two storey extension.

Views are offered of the application site from Knutsford Road, however the proposed extension would be located towards the rear of the existing showroom, therefore would not result in a prominent feature when viewed from Knutsford Road. The proposed extension is considered to be of acceptable design, in keeping with the existing building and character of the surrounding area.

The overall scale and design of the proposed extension to the building is considered to be acceptable, and would not result in an incongruous addition within the rural the area, therefore complying with guidance within the Framework, policies GR2 and GR2 of the Congleton Local Plan and policy SE1 within the submitted Strategy.

Residential Amenity

The nearest neighbouring dwelling is in excess of 100m away from the site. As such, it is not considered that the proposal would adversely impact upon the amenity of residents.

The proposal would therefore comply with policy GR6 (Amenity & Health) within the Congleton Borough Local Plan.

Highways

The site is accessed via a filter lane off Knutsford Road, and no alterations are proposed to the existing access. The existing parking provision on site would also remain unaltered (in excess of 50 spaces). This is considered to be sufficient for the existing and proposed floorspace on site.

The Strategic Highway Manager has viewed the proposal and raises no objections to the development.

The proposal would comply with policy GR9 (Accessibility, Servicing and Parking Provision) within the Congleton Borough Local Plan.

Protected Species

Whilst the development includes the removal of part of the existing building on site, the Council's Nature Conservation Officer has viewed the proposal and considers that there would not be any significant ecological issues as a result of the development.

The Council's Nature Conservation Officer is satisfied that the proposal would not lead to any significant ecological issues.

Other Matters

The University of Manchester have requested that specific materials are used for the extension in line with electromagnetic screening measures. This has been requested in order to protect the function of the telescope at Jodrell Bank, and is considered to be necessary. A condition should be attached to the decision notice.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The principle of the proposed extension to the business within the Open Countryside is considered to be acceptable, and would comply with relevant policies within the Congleton Local Plan, and wider guidance within the Framework and Cheshire East Strategy.

The proposed extension is considered to be of an acceptable scale and design, would be in keeping with the existing building and wider context of the area. The proposal would have no significant impact upon residential amenity, the existing highway network, or result in any ecological implications. As such, the application is recommended for approval.

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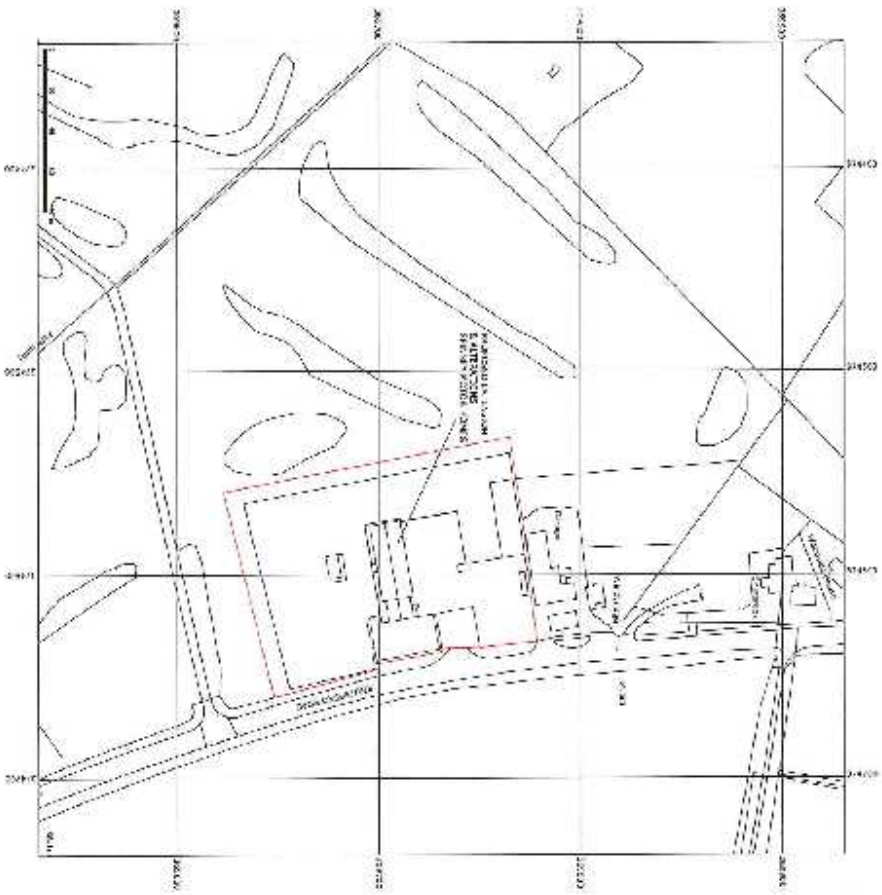
In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Interim Planning and Place Shaping Manager has delegated authority to do so in consultation with the Chairman of the Northern Planning Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

Should this application be the subject of an appeal, authority be delegated to the Interim Planning and Place Shaping Manager in consultation with the Chairman of the Northern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

Application for Full Planning

RECOMMENDATION:

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A05EX - Details of materials to be submitted
4. A04MC - Electromagnetic protection (Jodrell Bank)
5. Dust Management



SITE PLAN
SCALE 1 : 2500



LOCATION PLAN
SCALE 1 : 1250

CLIENT SHIRAZ KOTICH - JONES
 TITLE PROPOSED
 EXTENSION & ALTERATIONS
 PROJECT KNUTSTON ROAD
 CANNONVALE - 06 819 01 0061
 CHESHIRE
 THE SITE AND LOCATION PLAN
 SCALE 1:1250 - 1:1250
 DATE 11.03.13

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